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DOCUMENT NO. 4900
MAY 21, 1987

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty-four zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	1			
Back Bay				
Beacon Hill	1			
Charlestown	3			
Chinatown				
City Proper				
Dorchester	6	2	2	1
East Boston	1	1		
Fenway				1
Government Center				
Hyde Park	1			
Jamaica Plain	2			1
Kenmore	2			1
Mattapan	1			
North End	1			
Roslindale	1	1		
Roxbury	1		1	1
South Boston	3	2		1
South Cove				
South End				2
West Roxbury	3			

Allston-Brighton

Approval

Z-9960- 34-36 Aldie Street. Subdivide.
9961.

ZONM/GG/051887/1

Beacon Hill

Approval

Z-9971. 91 Revere Steet. Eight to five apartments.

Charlestown

Approval

Z-9941. 3 Cordis Street. One to two family dwelling.

Approval

Z-9934. 60 Elm Street. Rear deck addition.

Approval

Z-9935. 41-43 Auburn street. Two-family dwelling.

Dorchester

Denial

Z-9828- 3-5 Fenton Street. Parking of commercial vehicles.
9829

Denial

Z-9889. 15 Fairfax Street. Two to four apartments.

Approval

Z-9936- 25A-D Medway Street. Four apartment townhouse.
9937.

Approval

Z-9962. 27 Howell Steet. Basement rooms.

Denial w/o

Prejudice

Z-9882. 690 Dorchester Avenue. Four-family dwelling.

Deferral

Z-9943. 1760-1772 Dorchester Avenue. Six to twelve apartments.

Approval

Z-9956. 117 Fairmount Street. One-story rear addition.

Approval

Z-9959. 1145-1149 Dorchester Avenue. Eight-foot security fence.

Denial w/o
Prejudice.

Z-9969. 11 Wrentham Street. Two-family dwelling.

Approval

Z-9933. 533-541 Columbia Road. Retail Store.

Approval

Z-9973. 17 Centre Avenue. Transitional home for battered women.

East Boston

Approval

Z-9907. 152 Leyden Street. Rear addition.

Denial

Z-9955. 163 Lexington Street. Three to four family dwelling.

Fenway

Deferral

Z-9950. 203 St. Botolph Street. Meet with community group.

Hyde Park

Approval

Z-9970. 111 Windham Road. Enclosed porch.

Jamaica Plain

Approval

Z-9919. 70 Rossmore Road. One family dwelling

Approval

Z-9917. 16 Enfield Street. Rear deck addition.

Deferral

Z-9939. 29 Greenough Avenue. Five apartments.

Kenmore

Approval

Z-9953- 595 Commonwealth Avenue and 30 Deerfield Street. Increase
9954. capacity of parking lots.

Approval

Z-9967. 472 Commonwealth Avenue. Optometry school to office building.

Deferral

Z-9952. 61-67 Brookline Avenue.

North End

Approval

Z-9876. 48-50 Salem Street. Take-out restaurant; retail fish store.

Roslindale

Denial

Z-9944. 52 Metropolitan Avenue. Attic unit inappropriate.

Approval

Z-9997. 52 Cerdan Avenue. One-family dwelling.

Roxbury

Denial as
Submitted

Z-9918. 1458-1460 Tremont Street. 30 apartments.

Deferral

Z-9951. 100-102 Warren Street. Meet with Authority and community.

Approval

Z-9968. 92 Mt. Pleasant Avenue. One to two family dwelling.

South Boston

Approval

Z-9884- 468-470 East Third Street. Basement rooms.
9885.

Approval

Z-9886. 241 West Fifth Street. Basement room.

Denial

Z-9887- 627-627R East Third Street. Excessive density.
9888.

Denial

Z-9902. 45 Thomas Park. Roof addition.

Deferral

Z-9909. 385 Dorchester Street. Resolve affordable rent issue.

Approval

Z-9966. 357-A-F East Eighth Street. Seven townhouse apartments.

South End

Deferral

Z-9964. 439-441 Tremont Street. Resolve issues.

Deferral

Z-9945- 1041-1055 Tremont Street. Discuss issues.
9948

West Roxbury

Approval

Z-9965. 1682 Centre Street. Enclosure rear porch.

Approval

Z-9949. 15 Rumford Road. Rear addition.

Approval

Z-9938. 101 St. Theresa Avenue. Student playing field.

Mattapan

Approval

Z-9988-9990. 2-6 Marden Street, 49-57 Willowood Street, and 37-47 Middleton Street.
Three townhouse structures--24 units.

BOARD OF APPEAL REFERRALS

MAY 21, 1987

		<u>Hearing</u>	
1.	Z-9828-9829	5/26/87	Annette Kulesza 3-5 Fenton Street, Dorchester
*2.	Z-9876	6/2/87	Josephine Rizzo 48-50 Salem Street, Boston
3.	Z-9882	5/26/87	James F. Johnson 690 Dorchester Avenue, Dorchester
4.	Z-9884-9885	5/26/87	Catherine A. Fitzgerald 468-470 East Third Street, South Boston
5.	Z-9886	5/26/87	Catherine A. Fitzgerald 241 West Fifth Street, South Boston
6.	Z-9887-9888	5/26/87	Catherine A. Fitzgerald 627R-627 East Third Street, South Boston
7.	Z-9889	5/26/87	Catherine A. Fitzgerald 15 Fairfax Street, Dorchester
8.	Z-9902	5/26/87	Karen D. Flaherty 45 Thomas Park, South Boston
9.	Z-9907	6/2/87	Angelina DeMarco 152 Leyden Street, East Boston
10.	Z-9909	5/26/87	Andrew Place Trust 385 Dorchester Street, South Boston
11.	Z-9917	5/26/87	Joseph A. Ryan & Arthur J. Murphy III 16 Enfield Street, Jamaica Plain
12.	Z-9918	5/26/87	Asterios Politis 1458-1460 Tremont Street, Roxbury
13.	Z-9919	5/26/87	Joseph & Anna Struzziero 70 Rossmore Road, Jamaica Plain
14.	Z-9933	5/26/87	The Southland Corporation 533-541 Columbia Road, Dorchester
15.	Z-9934	5/26/87	Verne S., Jr. & Madeline H. Caviness 60 Elm Street, Charlestown
16.	Z-9935	5/26/87	Thomas Celata 41-43 Auburn Street, Charlestown
17.	Z-9936-9937	5/26/87	Medway Street Associates 25-A-D Medway Street, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS

MAY 21, 1987

Hearing

*18.	Z-9938	5/26/87	Roxbury Latin School 101 St. Theresa Avenue, West Roxbury
19.	Z-9939	5/26/87	Alpha Kappa Sigma Trust 29 Greenough Avenue, Jamaica Plain
20.	Z-9941	5/26/87	Frederick W. Cefalo 3 Cordis Street, Charlestown
21.	Z-9943	5/26/87	Richard M. Jerrier 1760-1772 Dorchester Avenue, Dorchester
22.	Z-9944	5/26/87	Steven P. & Peter J. Treon 52 Metropolitan Avenue, Roslindale
23.	Z-9945-9948	5/26/87	Cliff Boyle, Trustee 1041-1055 Tremont Street, Boston
24.	Z-9949	5/26/87	Michael Ciriello 15 Rumford Road, West Roxbury
*25.	Z-9950	6/2/87	Albert D. Holland 203 St. Botolph Street, Boston
26.	Z-9951	6/2/87	William Cranmore 100-102 Warren Street, Roxbury
27.	Z-9952	6/2/87	George P. Demeter, Trustee 61-67 Brookline Avenue, Boston
28.	Z-9953-9954	6/2/87	Trustees of Boston University 595 Commonwealth Avenue & 30 Deerfield Street, Boston
29.	Z-9955	6/2/87	Rico Merluzzo 163 Lexington Street, East Boston
30.	Z-9956	6/2/87	Ronald L. Allen 117 Fairmount Street, Dorchester
31.	Z-9959	6/2/87	Vincent A. Arcieri, Jr. 1145-1149 Dorchester Avenue, Dorchester
32.	Z-9960-9961	6/2/87	Donald J. MacKinnon 34-36 Aldie Street, Allston
33.	Z-9962	6/2/87	Jan & Krystyna Pluszczewski 27 Howell Street, Dorchester
34.	Z-9964	6/2/87	Institute Development Trust 439-441 Tremont Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

MAY 21, 1987

Hearing

35.	Z-9965	6/2/87	Alfred Peters 1682 Centre Street, West Roxbury
36.	Z-9966	6/2/87	St. Stephen's Way Limited Partnership 357-A-F East Eighth Street, South Boston
37.	Z-9967	6/2/87	New England School of Optometry 472 Commonwealth Avenue, Boston
38.	Z-9968	6/2/87	The Roxbury Multi-Service Center, Inc. 92 Mt. Pleasant Avenue, Roxbury
39.	Z-9969	6/2/87	Thomas C. Murphy 11 Wrentham Street, Dorchester
40.	Z-9970	6/2/87	Michael & Janet Reid 111 Windham Road, Hyde Park
41.	Z-9971	6/2/87	Deborah J. Redifer 91 Revere Street, Boston
42.	Z-9973	5/26/87	Kathleen Kilgore Houghton Franklin Square House 17 Centre Avenue, Dorchester
43.	Z-9997	6/2/87	Michael & Elizabeth O'Connor 52 Cerdan Avenue, Roslindale
*44.	Z-9988-9990	6/2/87	Taylor Properties, Inc. 2-6 Marden Street, 49-57 Willowwood Street, and 37-47 Middleton Street, Mattapan

*not included in original submission

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MAY 21, 1987

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FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/26/87 Z-9828-9829
Annette Kulesza
3-5 Fenton Street
Dorchester

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Combine lots and use for the ancillary parking
of four commercial vehicles.

Violation(s): Ancillary parking is conditional use.

VOTED: In reference to petitions Z-9828-9829, Annette Kulesza, 3-5 Fenton Street, Dorchester, for two conditional uses to combine lots and use premises for the ancillary parking of four commercial vehicles in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. This use is currently existing and is not compatible with the existing residential character of the neighborhood. The parking of commercial vehicles encroaches on existing homes and allows trucks to travel through a dense residential area on a regular basis. The residents currently are concerned about the noise, the number of vehicles parked at this site, and the storage of tools and material associated with the business.



Z-9828-9829 3-5 FENTON ST DORCHESTER

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87 Z-9876
Josephine Rizzo
48-50 Salem Street
Boston

Site: One-story structure

District(s): General (B-2)

Purpose: Change occupancy from store to take-out restaurant
and retail fish store; erect one-story addition.

Violation(s): Take-out restaurant is conditional use.

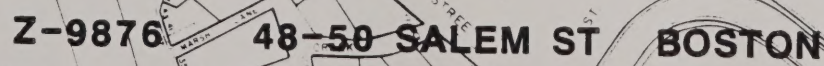
Excessive floor area ratio.

Restricted roof structure district.

Insufficient rear yard.

VOTED: In reference to petition Z-9876, Josephine Rizzo, 48-50 Salem Street, Boston, for two conditional uses and two variances for change of occupancy from store to restaurant and retail fish store in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that a suitable parking plan (such as valet parking with reserved spaces at nearby parking facility) be submitted to the Authority and the Board of Appeal for approval; that take-out be limited to prepared foods for home consumption; that there be interior trash storage and arrangements made for daily pickup; that surrounding sidewalks be cleaned daily and trash barrels maintained; that plans be submitted to the Authority for design review approval.

Z-9876 48-50 SALEM ST BOSTON



Board of Appeal Referrals

5/21/87

Hearing: 5/26/87

Z-9882
James F. Johnson
690 Dorchester Avenue
Dorchester

Site: 4,725 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect four-family dwelling.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9882, James F. Johnson, 690 Dorchester Avenue, Dorchester, for three variances to erect four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Site, 4,700 square feet of land, is adjacent to the MBTA Red Line and an overpass for the Southeast Expressway. Topography precludes four-family dwelling with open space and off-street parking. Development should be oriented toward Kemp Street and Dorchester Avenue. Proposal for lower density would allow for better siting and landscaped buffer from abutting rail lines and exxpressway.



Z-9882

690 DORCHESTER AVE DORCHESTER

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87 Z-9884-9885
Catherine A. Fitzgerald
468-470 East Third Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Install two rooms in basements of two two-family dwellings.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petitions Z-9884-9885, Catherine A. Fitzgerald, 468-470 East Third Street, South Boston, for two variances to install two rooms in basements of two two-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Proposal increases living area for fewer units. Occupancy to be decreased from three- to two-family dwellings and two rooms created in each basement. Lower density will be more compatible with residential neighborhood.



Z-9884-9885

468-470 EAST THIRD STREET SOUTH BOSTON

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87

Z-9886

Catherine A. Fitzgerald
241 West Fifth Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Add living space in basement of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9886, Catherine A. Fitzgerald, 241 West Fifth Street, South Boston, for variance to add living space in basement of three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Proposal would allow installation of a master bedroom in the basement of the structure. Submitted plans indicate four windows and a door exiting at or near grade. Living area will be increased without affecting density.

SOUTH BOSTON

Hearing: 5/26/87 Z-9887-9888
Catherine A. Fitzgerald
627R-627 East Third Street
South Boston

Site: 2½- and one-story structures

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two- to four-family dwelling and erect one-story addition; change occupancy from garages to three-family dwelling and two garages, erect two-story addition and dormer addition.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area, open space, front, side, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9887-9888, Catherine A. Fitzgerald, 627R-627 East Third Street, South Boston, for eleven variances for change of occupancy from two- to four-family dwelling, and erect one-story addition, and change occupancy from garages to three-family dwelling, and erect two-story addition and dormer addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Garages immediately abut rear and sides of adjacent properties. The proposal as submitted uses existing garage parking as living space, relocates the parking in a parallel scheme along either side of the driveway and further, and creates an apartment-like complex within a two- and three-family neighborhood. The proposed density is excessive and is in conflict with the residential character of the surrounding area. Residents have expressed strong opposition to proposal.

627R-627 EAST THIRD ST SOUTH BOSTON

627R-627 EAST THIRD ST SOUTH BOSTON

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87 Z-9889
Catherine A. Fitzgerald
15 Fairfax Street
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two to four apartments;
extend existing dormer and first-floor apartment.

Violation(s): Multifamily dwelling is forbidden use.

Off-street parking not allowed within front or side yards.

Excessive floor area ratio and building height.

Insufficient lot area, width, and side yard.

VOTED: In reference to petition Z-9889, Catherine A. Fitzgerald, 15 Fairfax Street, Dorchester, for forbidden use and six variances for change of occupancy from two to four apartments and extend existing dormer and first-floor apartment in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The nature of the changes to this house would create a precedent to the neighborhood by unnecessarily introducing a multifamily living situation contrary to what has been long established. The immediate area is characterized by large single- and two-family homes on substantial house lots. The zoning for this particular area reflects the existing land uses and the violations demonstrate the negative impact that increasing the occupancy would have on the area. The R-.5 zoning protects and represents the character of the neighborhood without creating hardship to the residents and homeowners.

Z-9889 15 FAIRFAX ST DORCHESTER



Z-9889

15 FAIRFAX ST

DORCHESTER

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87 Z-9902
Karen D. Flaherty
45 Thomas Park
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect one-story roof addition to three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-9902, Karen D. Flaherty, 45 Thomas Park, South Boston, for two variances to erect one-story addition to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. The homes encircling Thomas Park in South Boston display a distinctive architectural character historical in nature. The proposed addition would disrupt the architectural integrity of the structure and set an unwanted and dangerous precedent. Maintenance of the architectural integrity is upmost. Community has expressed extreme opposition to this proposal.



Z-9902 45 THOMAS PK SOUTH BOSTON

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87

Z-9907
Angelina DeMarco
152 Leyden Street
East Boston

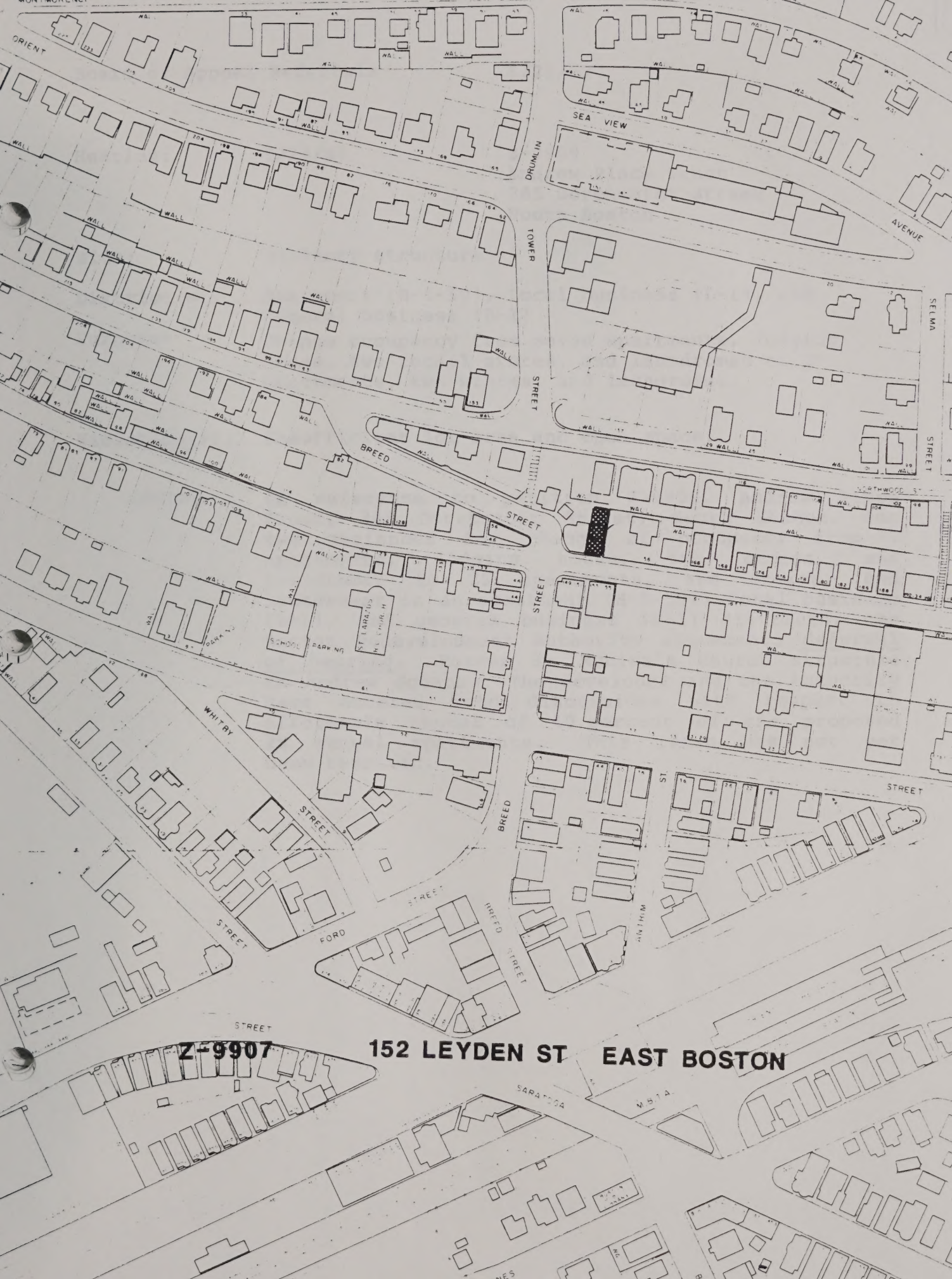
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story rear addition to three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side and rear yards.

VOTED: In reference to petition Z-9907, Angelina DeMarco, 152 Leyden Street, East Boston, for three variances to erect one-story addition to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Addition for handicapped family member and needed space has been completed. Impact on surrounding residences should be insignificant.



Z-9907

152 LEYDEN ST EAST BOSTON

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87

Z-9909

Andrew Place Trust
385 Dorchester Street
South Boston

Site: 3½-Story structure

District(s): Apartment (H-1-50), Local business (L-1), and
General business (B-1)

Purpose: Change occupancy from seven apartments, lodging
house, two retail stores, and laundromat to 25
apartments, two stores, and laundromat.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9909, Andrew Place Trust, 385 Dorchester Street, South Boston, for two variances for change of occupancy from 7 apartments, lodging house, two stores, and laundromat to 25 apartments, two stores, and laundromat in an apartment (H-1-50), local business (L-1), and general business (B-1) districts, the Boston Redevelopment Authority recommends deferral of hearing. Former St. Monica's Church structure in Andrew Square. The developer and the Authority have entered into discussions with respect to affordable rental of 10 percent of the proposed 25 rental apartments. This issue has not yet been resolved.



Z-9909

385 DORCHESTER ST SOUTH BOSTON

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87

Z-9917
Joseph A. Ryan
Arthur J. Murphy III
16 Enfield Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear deck addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9917, Joseph A. Ryan & Arthur J. Murphy III, 16 Enfield Street, Jamaica Plain, for variance to erect rear deck addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Rear deck of 180 square feet built over first-floor rear ell does not increase existing rear yard deficiency.



Z-9917

16 ENFIELD ST JAMAICA PLAIN

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87

Z-9918
Asterios Politis
1458-1460 Tremont Street
Roxbury

Site: Four-story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as 30 apartments; erect one-story addition.

Violation(s): Excessive floor area ratio.

Insufficient lot area, open space, side, rear yards,
and off-street parking.

VOTED: In reference to petition Z-9918, Asterios Politis, 1458-1460 Tremont Street, Roxbury, for six variances to legalize occupancy as 30 apartments and erect one-story addition in a local business (L-1) district, the Boston Redevelopment Authority recommends denial as submitted. Existing four-story structure on a lot containing 5,886 square feet is currently the tallest building in the immediate vicinity. This proposal requires extensive planning, design, and community work before it can proceed. There has been no community process to date. Delle Avenue community is opposed.



Z-9918

1458-1460 TREMONT ST

ROXBURY

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87 Z-9919
Joseph & Anna Struzziero
70 Rossmore Road
Jamaica Plain

Site: 5,529 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling and garage.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-9919, Joseph & Anna Struzziero, 70 Rossmore Road, Jamaica Plain, for two variances to erect one-family dwelling and garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular reference to siting and footprint be submitted to the Authority for design review approval. Requested variances are not inconsistent with setbacks in the general area. Driveway and garage for handicapped homeowner are appropriate. However, the street is characterized by three-story structures (three deckers) and proposed 1½-story dwelling is not consistent with the neighborhood norm.



Z-9919

70 ROSSMORE RD JAMAICA PLAIN

Board of Appeal Referrals

5/21/87

14

Hearing: 5/26/87 Z-9933
The Southland Corporation
533-541 Columbia Road
Dorchester

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from restaurant, beauty shop, drug store, doctor's office, dry cleaning store, and photography shop to retail store, restaurant, beauty shop, drug store, doctor's office, and dry cleaning store.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9933, The Southland Corporation, 533-541 Columbia Road, Dorchester, for variance for change of occupancy from restaurant, beauty shop, drug store, dry cleaning store, and photography shop to retail store, restaurant, beauty shop, drug store, doctor's office, and dry cleaning store in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans and signage be submitted to the Authority for design review approval. Upham's Corner is a major commercial center for the North Dorchester area and the addition of a retail store is consistent with the surrounding business district.



Z-9933

533-541 COLUMBIA RD

DORCHESTER

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87 Z-9934
Verne S., Jr. & Madeline H. Caviness
60 Elm Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect rear deck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9934, Verne S., Jr. & Madeline H. Caviness, 60 Elm Street, Charlestown, for variance to erect rear deck addition to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Deck will rise only 30 inches above grade. Existing six foot fence in state of disrepair will be replaced with similar structure.



Z-9934

60 ELM ST

CHARLESTOWN

Hearing: 5/26/87 Z-9935
Thomas Celata
41-43 Auburn Street
Charlestown

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9935, Thomas Celata, 41-43 Auburn Street, Charlestown, for four variances to erect two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The proposed structure is sited such that there is ample yard area between it and adjacent buildings. There are two off-street parking spaces provided to the side of the structure and the two units are appropriately sized family units. Scale and density of proposal are very much in character with immediate neighborhood.



Z-9935

41-43 AUBURN ST

CHARLESTOWN

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87 Z-9936-9937
Medway Street Associates
25-A-D Medway Street
Dorchester

Site: 2½-Story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from one- to two-family dwelling;
erect four-apartment townhouse row structure.

Violation(s): Two-family dwelling is forbidden use.
Multifamily dwelling is conditional use.
Insufficient open space.

VOTED: In reference to petitions Z-9936-9937, Medway Street Associates, 25-A-D Medway Street, Dorchester, for conditional use, forbidden use, and two variances for change of occupancy from one- to two-family dwelling and erect four-apartment townhouse row structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular reference to parking and landscaping be submitted to the Authority for design review approval. Existing one-family dwelling to be converted to a two-family dwelling is located on a 20,000 square foot lot adjacent to an active commercial business on one side and residential property on the other and the Neponset River in the rear. Further property abuts a residential (R-.5) district. The new townhouses replacing a dilapidated barn reflect the existing architecture and unit size in the neighborhood. Appellant has discussed the proposal with the community.



Z-9936-9937

25-A-D MEDWAY ST DORCHESTER

Board of Appeal Referrals

5/21/87

18

Hearing: 5/26/87 Z-9938
Roxbury Latin School
101 St. Theresa Avenue
West Roxbury

Site: School campus

District(s): Single-family (S-.5)

Purpose: Construct a student playing field.

Violation(s): Private grounds for games and sports not conducted for profit is a conditional use.

VOTED: In reference to petition Z-9938, Roxbury Latin School, 101 St. Theresa Avenue, West Roxbury, for conditional use to construct a student playing field in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that appellant submit a drainage plan for approval by the Boston Water & Sewer Commission.

Z-9938 101 ST. THERESA AVE WEST ROXBURY

Hearing: 5/26/87 Z-9939
Alpha Kappa Sigma Trust
29 Greenough Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from fraternity house to five apartments.

Violation(s): Multifamily dwelling is forbidden use.

Excessive height of building.

Insufficient lot area, width, and off-street parking.

VOTED: In reference to petition Z-9939, Alpha Kappa Sigma Trust, 29 Greenough Avenue, Jamaica Plain, for four variances for change of occupancy from fraternity house to five apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. Area is characterized by large Victorian homes on large lots, many of them having been converted into two-family and multifamily dwelling. This property, a three-story structure, is situated on a lot of 26,371 square feet. The FAR is less than .3. The use was a pre-existing nonconforming use, having been a fraternity house for approximately forty years. It has been closed for about one year due to fire of suspicious origin and the fraternity has lost its license. The trustees' current plan is to rehabilitate the building into five market-rate units. The only exterior change currently planned are the resurfacing of the rear yard for ten parking spaces and the relandscaping of the front. The structure's front facade apparently was altered by the two-story porch addition in the past. Because the Sumner Hill neighborhood's historic and architecturally significant character and the community's efforts to obtain official designation as such, any substantial zoning relief should be predicated on the restoration of the building's front facade. There is neighborhood opposition to the proposed conversion based on density, the development team's expertise, as well as the facade restoration question. The development team is scheduled to meet with the community whose input in this instance is essential.



Z-8939

29 GREENOUGH AVE

JAMAICA PLAIN

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87 Z-9941
Frederick W. Cefalo
3 Cordis Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-9941, Frederick W. Cefalo, 3 Cordis Street, Charlestown, for three variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Two-family dwelling is appropriate and consistent with the surrounding residential area.



Z-9941

3 CORDIS ST

CHARLESTOWN

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87 Z-9943
Richard M. Jerrier
1760-1772 Dorchester Avenue
Dorchester

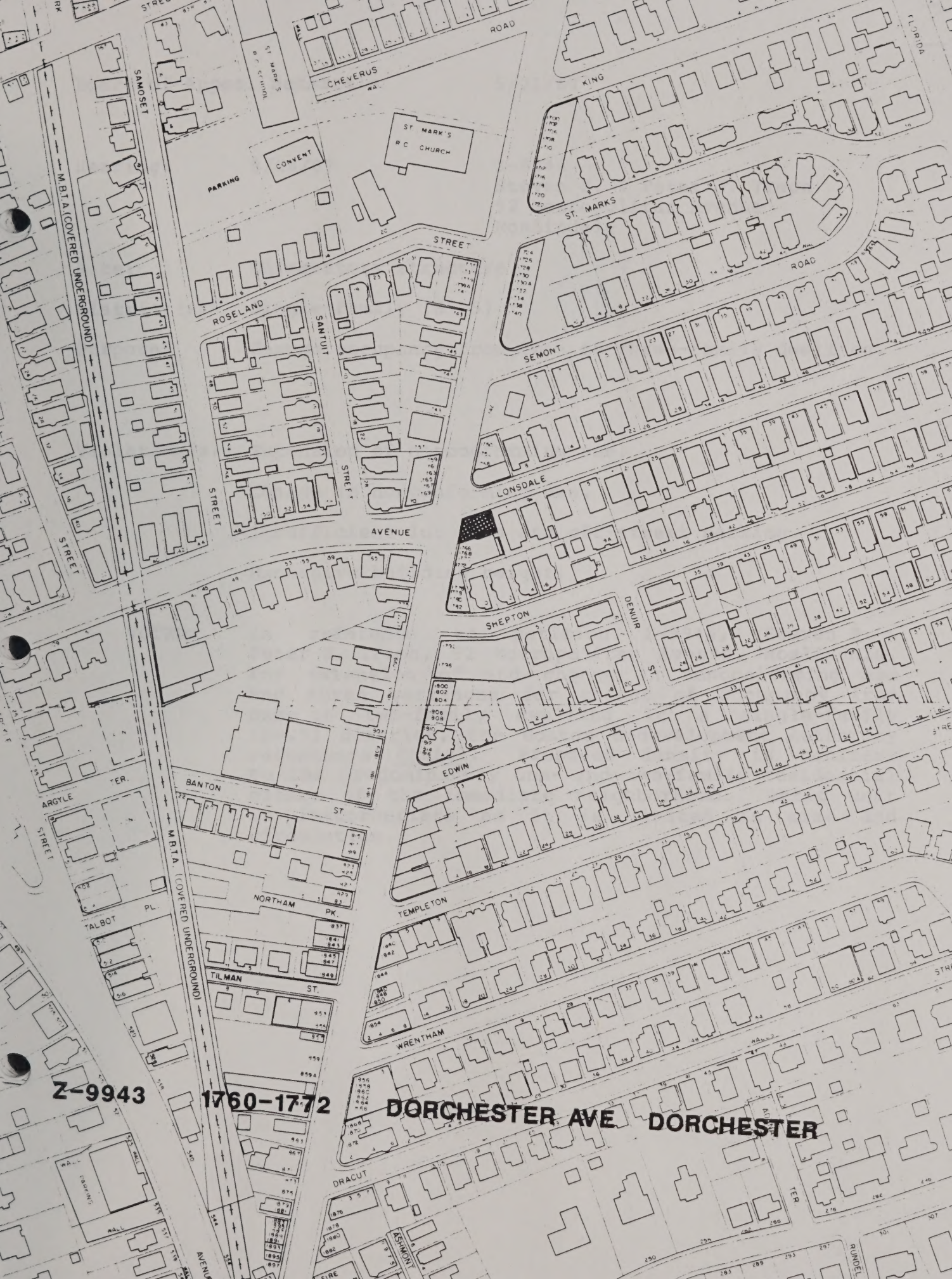
Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from six apartments, market, cobbler shop, and retail store to twelve apartments, market, cobbler shop, and retail store.

Violation(s): Insufficient lot area, width, open space, and off-street parking.

VOTED: In reference to petition Z-9943, Richard M. Jerrier, 1760-1772 Dorchester Avenue, Dorchester, for four variances for change of occupancy from six apartments, market, cobbler shop, and retail store in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral of hearing. Petitioner should meet with the neighborhood, present plans and address open space, off-street parking, and trash removal concerns. Building is in need of substantial renovation.



Z-9943

1760-1772

DORCHESTER AVE DORCHESTER

Hearing: 5/26/87 Z-9944
Steven P. & Peter J. Treon
52 Metropolitan Avenue
Roslindale

Site: Three-story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Extension of nonconforming use.

Change in nonconforming use.

Insufficient lot area and off-street parking.

Excessive building height.

VOTED: In reference to petition Z-9944, Steven P. & Peter J. Treon, 52 Metropolitan Avenue, Roslindale, for extension of and change in nonconforming use and three variances for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed density is contrary to the predominantly one- and two-family residential nature of the immediate neighborhood. Attic unit is inappropriate as it is limited in size and circulation.



Z-9944

52 METROPOLITAN AVE ROSLINDALE

Board of Appeal Referrals

5/21/87

23

Hearing: 5/26/87 Z-9945-9948
Cliff Boyle, Trustee
1041-1055 Tremont Street
Boston

Site: Four- and five-story structures

District(s): Manufacturing (M-1)

Purpose: Combine buildings for 36 apartments and retail store.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio and building height.

Insufficient rear yard and off-street parking.

VOTED: In reference to petitions Z-9945-9948, Cliff Boyle, Trustee, 1041-1055 Tremont Street, Boston, for extension of nonconforming uses and sixteen variances to combine buildings for 36 apartments and retail space in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral until appellant meets with Authority to discuss design, parking, height, and density issues. Increase of present legal occupancy of only seven (7) units.

Z-9945-9948 1041-1055 TREMONT ST BOSTON



Z-9945-9948

1041-1055 TREMONT ST BOSTON

Board of Appeal Referrals

5/21/87

Hearing: 5/26/87 Z-9949
Michael Ciriello
15 Rumford Road
West Roxbury

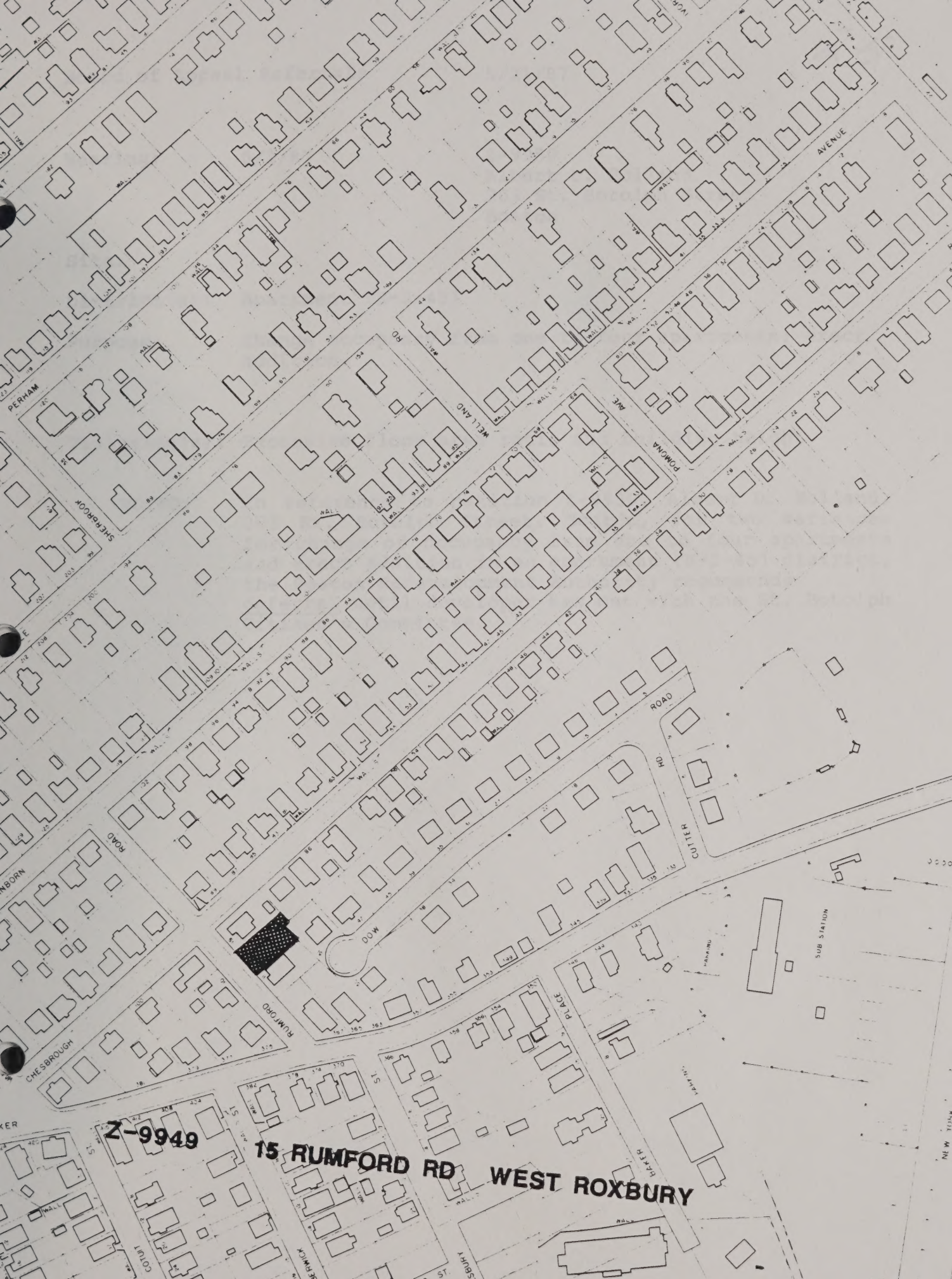
Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-9949, Michael Ciriello, 15 Rumford Road, West Roxbury, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular reference to siting be submitted to the Authority for design review approval. Rear extension of dining room.



Z-9949

15 RUMFORD RD WEST ROXBURY

Board of Appeal Referrals

5/21/87

25

Hearing: 6/2/87

Z-9950
Albert D. Holland
203 St. Botolph Street
Boston

Site:

District(s): Apartment (H-2-45)

Purpose: Change occupancy from one to four apartments; erect addition.

Violation(s): Excessive floor area ratio and building height.

VOTED: In reference to petition Z-9950, Albert D. Holland, 203 St. Botolph Street, Boston, for two variances for change of occupancy from one to four apartments and erect addition in an apartment (H-2-45) district, the Boston Redevelopment Authority recommends deferral until developer has met with the St. Botolph Citizen's Committee.



Z-9950

203 ST. BOTOLPH ST

BOSTON

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87 Z-9951
William Cranmore
100-102 Warren Street
Roxbury

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from shop to offices; erect two-story addition.

Violation(s): Excessive floor area ratio.

Insufficient off-street parking.

VOTED: In reference to petition Z-9951, William Cranmore, 100-102 Warren Street, Roxbury, for two variances for change of occupancy from shop to offices and erect two-story addition in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. Authority is in the process of establishing an Interim Planning Overlay District for Roxbury. Appellant should meet with the Authority and the community to review proposal to ensure that it is in accord with the IPOD land use objectives.



Z-9951

100-102 WARREN

ST ROXBURY

Hearing: 6/2/87 Z-9952
George P. Demeter, Trustee
61-67 Brookline Avenue
Boston

Site: Four-story structure

District(s): General business (B-2) and Manufacturing (M-2)

Purpose: Change occupancy from 53 apartments, 15 offices, retail space, bank vault and archives, and garage to 70 apartments and same.

Violation(s): Dwelling converted for more families is conditional use.

VOTED: In reference to petition Z-9952, George P. Demeter, Trustee, 61-67 Brookline Avenue, Boston, for conditional use for change of occupancy from 53 apartments, 15 offices, retail, bank vault and archives, and garage to 70 apartments and same in a general business (B-2) and manufacturing (M-2) districts, the Boston Redevelopment Authority recommends deferral. Developer owns the Salvation Army buildings opposite Landsdowne Street and Fenway Park. Under existing permit, the building is undergoing as-of-right conversion into 53 residential units and 17 offices, 18,000 square feet of retail space on the first floor, a garage for 35 cars, plus 12 surface spaces. The appeal is for the change of occupancy from 17 offices into 17 residential units. The area is zoned B-2 and M-2 and has a mix of commercial and industrial uses. There are residences over the turnpike in Kenmore Square proper, and there are residences to the west in the Audubon Circle neighborhood. This is however the only residential property on this section of Beacon Street. There are several development proposals in the general area, the most significant one being the Sears conversion. Given the changes that are in the making in this area, the developer must engage the community groups in a dialogue about proposal. This has not been done adequately and the BRA, therefore, cannot make an comprehensive recommendation without the community's input.



Z-9952

61-67 BROOKLINE AVE BOSTON

Hearing: 6/2/87 Z-9953-9954
Trustees of Boston University
595 Commonwealth Avenue &
30 Deerfield Street
Boston

Site: Parking lots

District(s): General business (B-4)

Purpose: Increase capacity of parking lots from 99 to 125
and 58 to 65 car spaces.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petitions Z-9953-9954, Trustees of Boston University, 595 Commonwealth Avenue & 30 Deerfield Street, Boston, for extension of nonconforming use to increase capacity of parking lots from 99 to 125 and from 58 to 65 spaces in a general business (B-4) district, the Boston Redevelopment Authority recommends approval with the following provisos: that parking layout for lots meet City standards; that landscaping plans for lots be approved by the Authority and conform with Boston University's urban design plan which was recently submitted as part of the campus master plan. Existing parking areas are being reconfigured to provide a more efficient layout.



Z-9953-9954

595 COMMONWEALTH AVE & 30 DEERFIELD ST BOSTON

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87 Z-9955
Rico Merluzzo
163 Lexington Street
East Boston

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9955, Rico Merluzzo, 163 Lexington Street, East Boston, for forbidden use and three variances to legalize occupancy as four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Eagle Hill in which this property is located is the most dense neighborhood in East Boston. Three-family structures predominate. Lack of open space and off-street parking and trash removal are being exacerbated by conversion for more dwelling units. Density increase in this neighborhood would set an undesirable precedent and would be unwarranted.



Z-0

Z-9955

163 LEXINGTON ST EAST BOSTON

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87 Z-9956
Ronald L. Allen
117 Fairmount Street
Dorchester

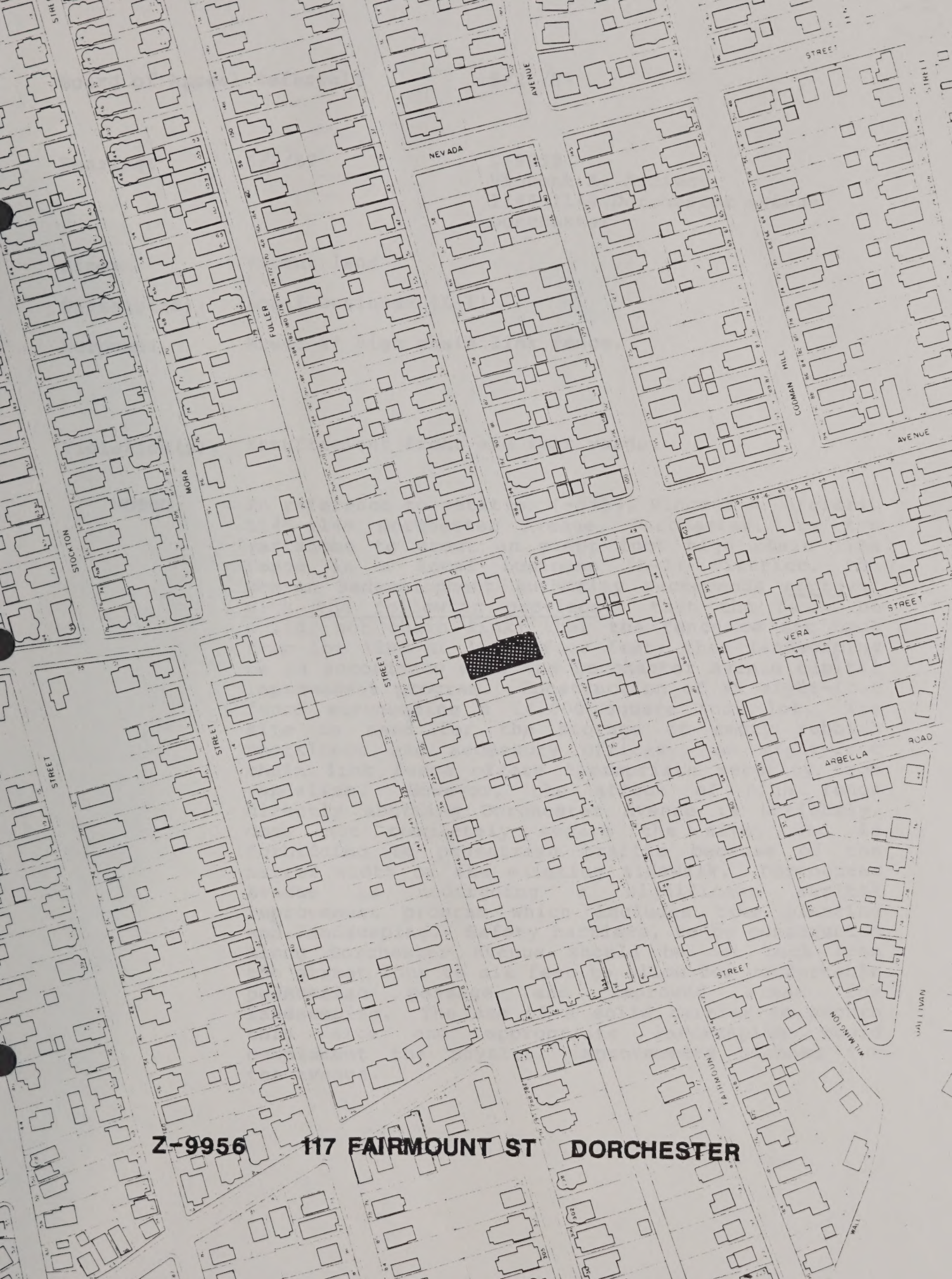
Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-9956, Ronald L. Allen, 117 Fairmount Street, Dorchester, for two variances to erect one-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Rear addition. Yard violations existing. Will not create unwanted precedent.



Z-9956

117 FAIRMOUNT ST

DORCHESTER

Hearing: 6/2/87 Z-9959
Vincent A. Arcieri
1145-1149 Dorchester Avenue
Dorchester

Site: Vacant land

District(s): Local business (L-1)

Purpose: Erect 8' high chain link fence.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-9959, Vincent A. Arcieri, 1145-1149 Dorchester Avenue, Dorchester, for two variances to erect an eight foot high chain link fence in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the fence be solid, not chain link; that the fence be set back from lot line at least four feet; that landscaping be in accordance with the Dorchester Avenue capital improvement program. Construction of an eight-foot fence surrounding a 14,000 square foot lot. The site is used for the storage of empty rubbish containers and accessory offices. An eight-foot chain link fence offers appropriate security from vandalism. However, the affect of high fence directly abutting Dorchester Avenue is unsightly, does not completely secure the site, and is forbidding to pedestrian traffic because of the narrow width of the existing sidewalk. Dorchester Avenue is undergoing a significant capital improvement program which includes tree planting and landscaping. Safety barriers, to be constructed along Dorchester Avenue should be set back from the street four to six feet to allow for comfortable pedestrian passage and improved areas for landscaping. The use of a solid barrier to secure this site and appropriate landscaping would complement the physical improvements planned for the avenue.



Z-9959

1145-1149 DORCHESTER AVE DORCHESTER

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87 Z-9960-9961
Donald J. MacKinnon
34-36 Aldie Street
Allston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide one-family dwellings.

Violation(s): Insufficient side yard.

VOTED: In reference to petitions Z-9960-9961, Donald J. MacKinnon, 34-36 Aldie Street, Allston, for two variances to subdivide one-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that at least one off-street parking space be provided on each lot. Subdivision will create separate lots for dwellings which are presently owned and occupied.

Z-9960-9961 34-36 ALDIE ST ALLSTON



Z-9960-9961

34-36 ALDIE ST

ALLSTON

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87 Z-9962
Jan & Krystyna Pluszczewski
27 Howell Street
Dorchester

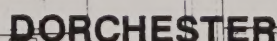
Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Install two rooms in basement of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9962, Jan & Krystyna Pluszczewski, 27 Howell Street, Dorchester, for variance to install two rooms in basement of three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Basement rooms will be used for exercise area and storage of books and large stamp collection.



34

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87 Z-9964
Institute Development Trust
439-441 Tremont Street
Boston

Site: Four-story structure

District(s): General business (B-4)

Purpose: Change occupancy from school to forty-three apartments,
commercial space, and garage; erect three-story
addition.

Violation(s): Excessive floor area ratio.

Insufficient side, rear yards, and off-street
parking.

VOTED: In reference to petition Z-9964, Institute
Development Trust, 439-441 Tremont Street, Boston,
for four vaiances for change of occupancy from
school to 43 apartments and erect three-story
addition in a general business (B-4) district,
the Boston Redevelopment Authority recommends
deferral until developer and Authority resolve
affordable housing, transportation access plan,
and design review issues.



Z-9964

439-441 TREMONT ST

BOSTON

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87 Z-9965
Alfred Peters
1682 Centre Street
West Roxbury

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Rebuild porches; enclose porch.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9965, Alfred Peters, 1682 Centre Street, West Roxbury, for variance to rebuild porches and porch in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Enclosure of second-floor porch will not increase rear yard deficiency. Approximately 24 feet of open rear yard existing.



Z-9965

1682 CENTRE ST

WEST ROXBURY

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87 Z-9966
St. Stephen's Way Limited Partnership
357 A-F East Eighth Street
South Boston

Site: 6,874 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect seven-apartment townhouse structure.

Violation(s): Insufficient lot area, open space, side, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-9966, St. Stephen's Way Limited Partnership, 357-A-F East Eighth Street, South Boston, for five variances to erect seven-apartment townhouse structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Property, located between Covington and Old Harbor Streets, slopes down towards Columbia Road. Scale of development is compatible with adjacent three-story structures. Siting is appropriate for long, narrow lot.



Z-9966

357-A-F EAST EIGHTH ST

SOUTH BOSTON

Board of Appeal Referrals

5/21/87

37

Hearing: 6/2/87 Z-9967
New England School of Optometry (Owner)
Nelson & Douglas Shaller (Purchaser)
472 Commonwealth Avenue
Boston

Site: Four-story structure

District(s): Apartment (H-4)

Purpose: Change occupancy from school and accessory clinic
to office building.

Violation(s): Office building is forbidden use.

VOTED: In reference to petition Z-9967, New England School of Optometry (Owner) & Nelson & Douglas Shaller (Purchaser), 472 Commonwealth Avenue, Boston, for forbidden use for change of occupancy from school and accessory clinic to office building in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with proviso that any signage plans be submitted to the Authority for design review approval. Conversion of the New England School of Optometry four-story structure to a general office building is compatible with the mixed office, retail, and commercial uses in Kenmore Square.

Z-9967 472 COMMONWEALTH AVE BOSTON



Z-9967

472 COMMONWEALTH AVE

BOSTON

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87

Z-9968

The Roxbury Multi-Service Center, Inc.
92 Mt. Pleasant Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9968, The Roxbury Multi-Service Center, Inc., 92 Mt. Pleasant Avenue, Roxbury, for variance for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Two-family dwelling compatible with similar properties in the neighborhood.



Z-9968

92 MT. PLEASANT AVE ROXBURY

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87 Z-9969
Thomas C. Murphy
11 Wrentham Street
Dorchester

Site: 3,037 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family modular dwelling.

Violation(s): Excessive floor area ratio.
Insufficient lot area, width, front, side yards,
and off-street parking.

VOTED: In reference to petition Z-9969, Thomas C. Murphy, 11 Wrentham Street, Dorchester, for six variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Vacant 3,037 square foot lot. Wrentham Street is a very dense residential area consisting of single-family dwellings on similar 3,000 square foot lots. New construction should maintain the prevailing density. Off-street parking must be provided to ensure positive development of the site.



Z-9969

11 WRENTHAM ST DORCHESTER

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87 Z-9970
Michael & Janet Reid
111 Windham Road
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Legalize existing enclosed side porch.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-9970, Michael & Janet Reid, 111 Windham Road, Hyde Park, for two variances to legalize existing enclosed side porch in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Condition existing at time of purchase in 1980. No apparent impact. Footprint of existing structure with the enclosed porch is similar in size and scale to the other hmes in the neighborhood and does not create a negative impact.

Z-9970 111 WINDHAM RD HYDE PARK



Z-9970

111 WINDHAM RD

HYDE PARK

Board of Appeal Referrals

5/21/87

Hearing: 6/2/87

Z-9971
Deborah J. Redifer
91 Revere Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from three to five apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-9971, Deborah J. Redifer, 91 Revere Street, Boston, for variance for change of occupancy from three to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. In 1984, occupancy was reduced from eight to three apartments inadvertently. This petition will legalize an existing condition of three years.

Z-9971 91 REVERE ST BOSTON



Z-9971 91 REVERE ST BOSTON

MEMORIAL

EMBANKMENT

FRONT

Hearing: 5/26/87 Z-9973
Kathleen Kilgore Houghton
Franklin Square House
17 Centre Avenue
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from day care and group care
to lodging house.

Violation(s): Lodging house is conditional use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9973, Kathleen Kilgore Houghton, Franklin Square House, 17 Centre Avenue, Dorchester, for conditional use and variance for change of occupancy from day care and group care to lodging house in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the use extend to appellant only and expire upon lease, sale, rental, or other disposition of the property. This home is to be part of "Renewal House" which has established a successful transitional housing program in Boston for battered women and their children. There have been a number of community meetings with the Codman Square Neighborhood Council and the immediate abutters. The project has support from the community to establish the transitional shelter at this site in a low-density residential neighborhood. Renewal House has developed a program establishing a shelter for five adult women and their children. This shelter program has been successful in other neighborhoods similar to this Centre Avenue location because of the program developed for the residents and the safeguards demonstrated to the community. A formal meeting with the immediate neighborhood has included neighborhood residents on the planning committee to ensure that all concerns with the project be addressed. The use should extend to this appellant only, to expire at the sale or lease of the property to someone other than "Renewal House".



Z-9973

17 CENTRE AVE DORCHESTER

Hearing: 6/2/87 Z-9997
Michael & Elizabeth O'Connor
52 Cerdan Avenue
Roslindale

Site: 5,915 Square feet of land

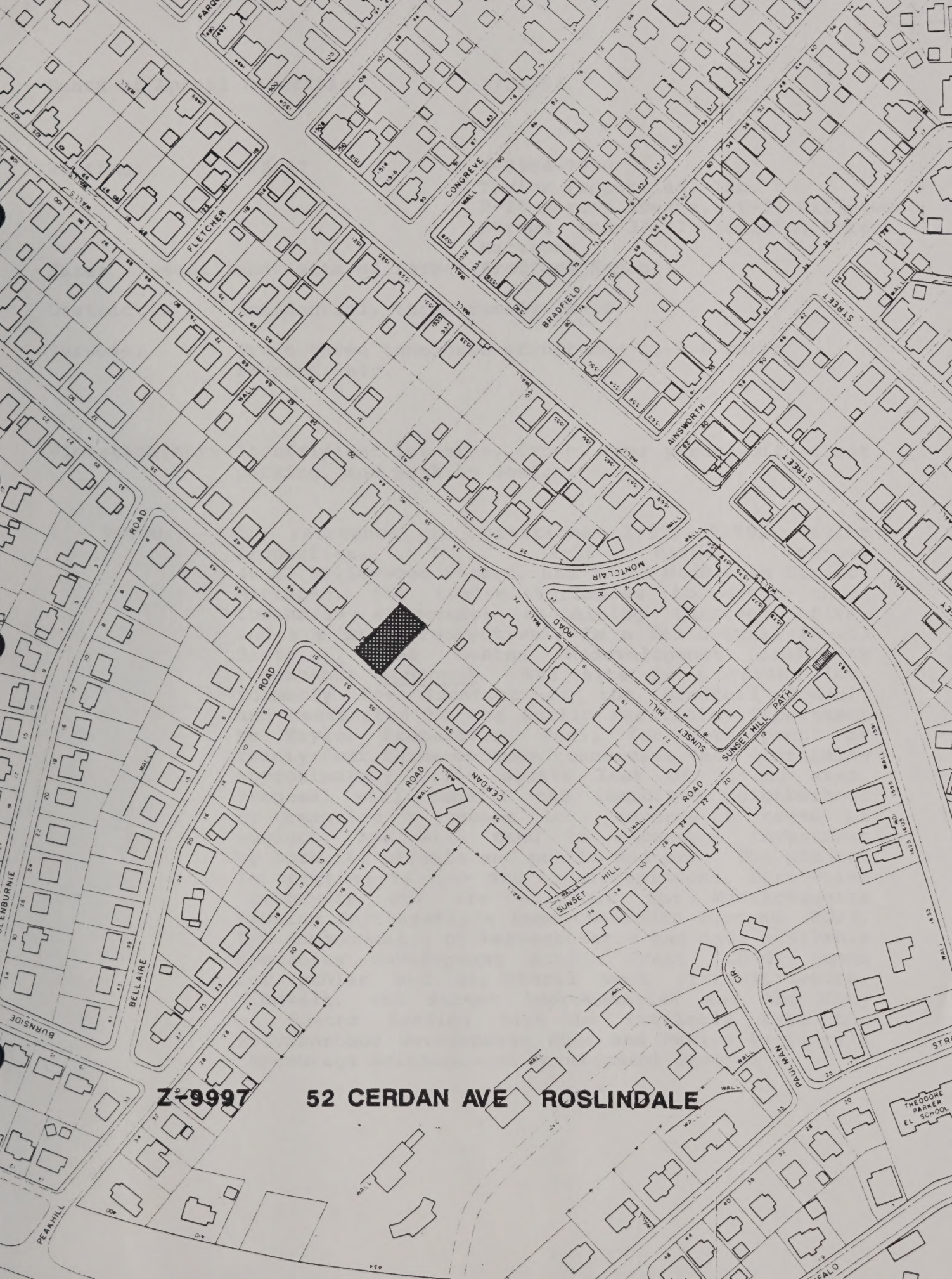
District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area and width.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-9997, Michael & Elizabeth O'Connor, 52 Cerdan Avenue, Roslindale, for four variances to erect a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposed three-bedroom dwelling with two-car basement garage is well designed and very much in character with homes throughout Roslindale.



Z-9997

52 CERDAN AVE ROSLINDALE

Board of Appeal Referrals

5/26/87

Hearing: 6/2/87 Z-9988-9990
Taylor Properties, Inc.
2-26 Marden Avenue, 49-57 Willowwood
Street, and 37-47 Middleton Street
Mattapan

Site: Vacant land (site of former Bradford School)

District(s): Residential, three-family (R-.8)

Purpose: Erect three townhouse structures 13-5-6 units
respectively.

Violation(s): Insufficient lot area, front, rear yards, off-street
parking, and parking design.

VOTED: In reference to petitions Z-9988-9990, Taylor Properties, Inc., 2-26 Marden Avenue, 49-57 Willowwood Street, and 37-47 Middleton Street, Mattapan, for twelve variances to erect three townhouse structures containing thirteen, five, and six units respectively in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The site is a vacant lot, formerly the location of the Bradford School, and designated by the Public Facilities Department to Taylor Properties, Inc., for development of twenty-four three-bedroom townhouses each containing approximately 1,700 square feet of living area. Proposal will benefit the immediate neighborhood by removing a vacant lot, reverse a trend of neglect, and will tend to encourage investment by both the private and public sectors. The project is targeted to low- and moderate-income, first-time homebuyers who are eligible for Massachusetts Housing Partnership's Home Ownership Program (HOP). The Commonwealth of Massachusetts has made available Community Development Action Grant (CDAG) funds for public and structural work (infrastructure, sidewalk, and street improvements) and the City of Boston funding will be available from the Neighborhood Development Fund and Public Facility's "Encourage Neighborhood Development Program".



**Z-9988-9990 2-6 MARDEN AVE, 49-57 WILLOWWOOD ST,
AND 37-47 MIDDLETON ST MATTAPAN**